

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER

APRIL/MAY 2010



Building a Better Community with You

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BUILDING SAFELY: GARAGE GFCI'S

A new change to the 2009 International Residential Code requires all plugs in the garage to be ground-fault circuit-interrupter (GFCI) protected. Previously, receptacles installed in garage areas required GFCI protection, but the code offered exceptions for receptacles that were not accessible, and those located in spaces dedicated for appliances. Other than receptacles serving an alarm system, the exceptions from GFCI protection in garages have been removed. Single receptacles serving refrigerators, freezers, or similar appliances in these locations are no longer exempt and require GFCI protection. Appliances are manufactured to be compatible with GFCI devices, and nuisance tripping is no longer the concern it once was.

Similarly, receptacle outlets on garage ceilings for overhead-door operators and other locations that previously have been considered not readily accessible, now require GFCI protection, due to the fact that the term *readily accessible* was considered ambiguous and subjective. In addition, appliances are often in a location that is readily accessible even if plugged into an outlet that is not. Changes to this section expand the GFCI requirements and afford an increased level of safety for dwelling occupants.

Please contact the City of College Station Planning and Development Services Building Division at 979-764-3570 with any questions.

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Building Official



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TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↑ 21%	↓ 11%

Year-to-date, single-family home permits increased in quantity when compared to last year at this time, May 2009, and decreased when compared with two years ago, May 2008.

New Commercial:

YTD - 1 yr	YTD - 2 yr
↓ 17%	↓ 66%

Year-to-date, new commercial permits experienced a decrease in quantity when compared to last year at this time, May 2009, and a decrease compared with two years ago, May 2008.

Total Permits:

YTD - 1 yr	YTD - 2 yr
↑ 18%	↓ 28%

Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, May 2009, and experienced a decrease when compared with two years ago, May 2008.



PLANNER ON CALL FREQUENTLY ASKED QUESTION

The Planner on Call system helps over 1,800 people a year that call, email, or come into the P&DS office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979-764-3570 or POC@cstx.gov.

Q: I own a property that is currently for lease. What type of signage can I use to advertise the available space?

A: Though real estate signs do not require a permit from the City, there are some regulations that still apply. One real estate sign is permitted per premise with a maximum 16 square feet of area. This sign may be either freestanding or attached. In the event that a property has more than 150 feet of frontage along a public right-of-way, the maximum area may be increased to 32 square feet. Also, if the property exceeds two acres and has more than one frontage, a sign may be erected along each public right-of-way. These standards only apply to signs that are visible from a right-of-way.

In the event that a sign is no longer in good condition, it is the responsibility of the designated property representative to remove or repair the sign. In any situation, the sign must be removed once the property is leased or sold.

More information about real estate signage regulations can be found in Section 7.4.S of the Unified Development Ordinance.



BUILDING PERMIT TOTALS:

Month of April 2010						Month of April 2009		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	73	73	147,335	147,335	\$9,529,050	38	38	\$5,671,362
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	0	0	\$0
Residential Addition	5	N/A	1,110	1,110	\$76,900	3	N/A	\$311,500
Residential Remodel	1	N/A	880	880	\$40,000	3	N/A	\$44,950
Residential Garage/Carport Addition	0	N/A	N/A	N/A	\$0	1	N/A	\$8,500
Residential Demolition	1	N/A	N/A	N/A	\$2,500	0	N/A	\$0
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	3	N/A	N/A	N/A	\$100,000	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	1	N/A	2,285	2,285	\$300,000	0	N/A	\$0
Commercial Remodel	4	N/A	N/A	N/A	\$1,042,200	5	N/A	\$295,500
Commercial Addition/Retaining Wall	1	N/A	N/A	N/A	\$1,000	0	N/A	\$0
Commercial Demolition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Commercial Slab Only	1	N/A	N/A	N/A	\$3,500	0	N/A	\$0
Swimming Pool	11	N/A	N/A	N/A	\$354,460	6	N/A	\$241,400
Sign	10	N/A	N/A	N/A	\$400	9	N/A	\$25,350
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	0	N/A	N/A	N/A	\$0	2	N/A	\$2,200
Roofing	8	N/A	N/A	N/A	\$40,650	4	N/A	\$11,500
TOTALS	119	73	151,610	151,610	\$11,490,660	71	38	\$6,612,262

January 1, 2010 - April 30, 2010						January 1, 2009 - April 30, 2009		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	219	219	473,230	438,839	\$29,966,177	176	176	\$23,405,246
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	1	21	\$1,800,000
Residential Addition	14	N/A	8,823	6,647	\$574,095	17	N/A	\$799,690
Residential Remodel	7	N/A	6,080	6,642	\$260,500	22	N/A	\$283,433
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$9,000	1	N/A	\$8,500
Residential Demolition	6	N/A	N/A	N/A	\$20,500	0	N/A	\$0
Residential Slab Only-SF	2	N/A	N/A	N/A	\$22,802	1	N/A	\$9,450
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	3	N/A	N/A	N/A	\$100,000	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	0	\$0
New Commercial	9	N/A	29,141	26,290	\$3,702,348	10	N/A	\$7,676,687
Commercial Remodel	9	N/A	N/A	N/A	\$1,984,200	15	N/A	\$595,500
Commercial Addition/Retaining Wall	3	N/A	N/A	N/A	\$75,504	2	N/A	\$3,212,000
Commercial Demolition	1	N/A	N/A	N/A	\$1,000	2	N/A	\$19,489
Commercial Slab Only	2	N/A	N/A	N/A	\$24,500	0	N/A	\$0
Swimming Pool	26	N/A	N/A	N/A	\$883,175	21	N/A	\$1,026,450
Sign	42	N/A	N/A	N/A	\$3,000	46	N/A	\$189,808
Moving & Location	0	N/A	N/A	N/A	\$0	1	N/A	\$40,000
Storage / Accessory	6	N/A	N/A	N/A	\$21,650	5	N/A	\$32,900
Roofing	63	N/A	N/A	N/A	\$191,725	8	N/A	\$20,500
TOTALS	413	219	517,274	478,418	\$37,840,176	328	197	\$39,119,653



BUILDING PERMIT TOTALS:

Month of May 2010						Month of May 2009		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	49	49	112,884	94,531	\$6,949,072	38	38	\$5,671,362
Duplex	1	1	2,300	2,080	\$137,280	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	1	1	10,944	10,608	\$600,000	0	0	\$0
Residential Addition	7	N/A	3,551	2,034	\$268,000	3	N/A	\$311,500
Residential Remodel	1	N/A	2,510	1,873	\$89,000	3	N/A	\$44,950
Residential Garage/Carport Addition	0	N/A	N/A	N/A	\$0	1	N/A	\$8,500
Residential Demolition	2	N/A	N/A	N/A	\$13,500	0	N/A	\$0
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	6	N/A	55,886	55,564	\$14,740,000	0	N/A	\$0
Commercial Remodel	0	N/A	N/A	N/A	\$0	5	N/A	\$295,500
Commercial Addition/Retaining Wall	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Commercial Demolition	2	N/A	N/A	N/A	\$35,000	0	N/A	\$0
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	4	N/A	N/A	N/A	\$94,000	6	N/A	\$241,400
Sign	8	N/A	N/A	N/A	\$1,000	9	N/A	\$25,350
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	4	N/A	N/A	N/A	\$16,000	2	N/A	\$2,200
Roofing	5	N/A	N/A	N/A	\$30,400	4	N/A	\$11,500
TOTALS	90	51	188,075	166,690	\$22,973,252	71	38	\$6,612,262

January 1, 2010- May 31, 2010						January 1, 2009- May 31, 2009		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	268	268	586,114	533,370	\$36,915,249	221	221	\$29,534,446
Duplex	1	1	2,300	2,080	\$137,280	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	1	1	10,944	10,608	\$600,000	1	21	\$1,800,000
Residential Addition	21	N/A	12,347	8,681	\$842,095	25	N/A	\$1,145,162
Residential Remodel	8	N/A	8,590	8,515	\$349,500	25	N/A	\$332,868
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$9,000	1	N/A	\$8,500
Residential Demolition	8	N/A	N/A	N/A	\$34,000	4	N/A	\$7,850
Residential Slab Only-SF	2	N/A	N/A	N/A	\$22,802	3	N/A	\$18,700
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	3	N/A	N/A	N/A	\$100,000	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	1	0	\$3,400,000
New Commercial	15	N/A	85,027	81,854	\$18,442,348	18	N/A	\$11,381,687
Commercial Remodel	9	N/A	N/A	N/A	\$1,984,200	16	N/A	\$597,000
Commercial Addition/Retaining Wall	3	N/A	N/A	N/A	\$75,504	2	N/A	\$3,212,000
Commercial Demolition	3	N/A	N/A	N/A	\$36,000	3	N/A	\$24,489
Commercial Slab Only	2	N/A	N/A	N/A	\$24,500	0	N/A	\$0
Swimming Pool	30	N/A	N/A	N/A	\$977,175	26	N/A	\$1,163,795
Sign	50	N/A	N/A	N/A	\$4,000	53	N/A	\$275,033
Moving & Location	0	N/A	N/A	N/A	\$0	1	N/A	\$40,000
Storage / Accessory	10	N/A	N/A	N/A	\$37,650	17	N/A	\$172,470
Roofing	68	N/A	N/A	N/A	\$222,125	10	N/A	\$23,100
TOTALS	503	270	705,322	645,108	\$60,813,428	427	242	\$53,137,100



REZONING SCOOP:

Project Number	Location of Land	Acres	Request	P&Z Date	Status	Council Date	Status
10-500062	1711 Harvey Mitchell Parkway S	42.56	C1 to PDD	20-May	Approved	10-Jun	Approved
10-500070	4250 Decatur Drive	0.86	AP to PDD	17-Jun		8-Jul	
10-500060	1571 William D. Fitch Parkway	5	AO to PDD	17-Jun		22-Jul	

BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	DEMO	TOTAL
JANUARY	277	233	192	112	18	13	6	0	851
FEBRUARY	291	214	194	131	3	10	12	0	855
MARCH	365	290	289	150	5	12	13	0	1124
APRIL	364	294	201	185	22	9	19	0	1094
MAY	384	316	235	216	56	3	14	0	1224

CODE ENFORCEMENT ACTIVITIES SUMMARY:

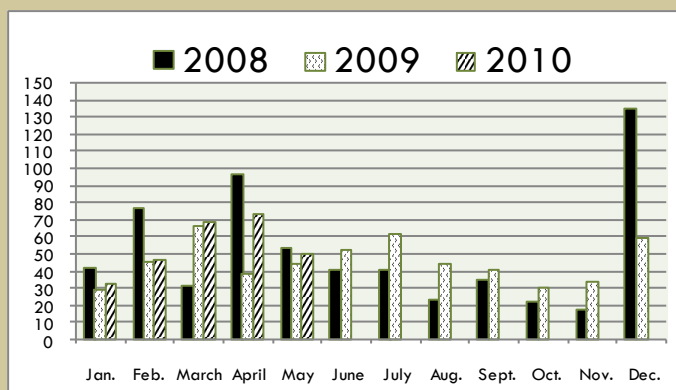
MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ ZONING	RENTAL REGISTRATION	MISCELLANEOUS	TOTAL
JANUARY	129	40	38	19	20	172	90	575	362	1445
FEBRUARY	130	73	77	17	48	156	87	66	430	1084
MARCH	463	43	111	55	31	88	108	16	725	1640
APRIL	654	31	64	50	22	89	135	7	389	1441
MAY	475	37	56	75	40	118	241	3	255	1300

POPULATION: The May population estimate is 93,859.

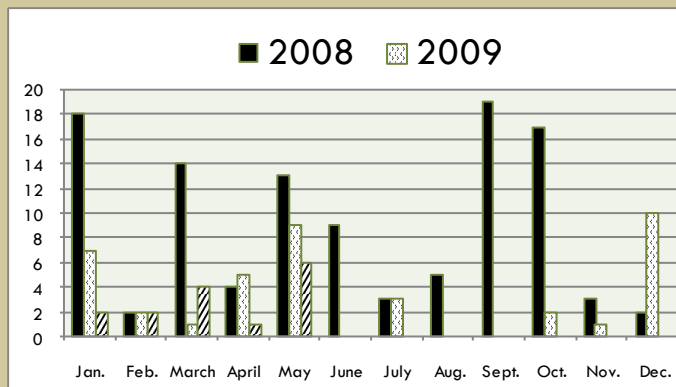




NEW SINGLE FAMILY PERMITS 3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS 3 YEAR—COMPARISON BY MONTH



PERMITS BY TYPE YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	268	268	\$36,915,249
Duplex	1	1	\$137,280
Tri-Plex/Four-plex	0	0	\$0
Apartment	1	1	\$600,000
New Commercial	15	N/A	\$18,442,348
Commercial Remodel	9	N/A	\$1,984,200

TOTAL PERMITS 3 YEAR—COMPARISON BY MONTH

